
Site Address: 1 Battens Cottages, Northwood Lane, Hayling Island, PO11
OLR
Proposal: Proposed two storey side / rear extension with internal alterations.
Application No: APP/14/01223 Expiry Date: 16/01/2015
Applicant: Mr Hockaday Team: Team 1
Agent: Case Officer: David Eaves
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two storey semi-detached house with a 1896 date stone. The pair retain their symmetrical appearance from the front. To the rear they have a shared two storey outshoot and both properties have added a single storey extension projecting from the outshoot. No1 also has a side/rear lean to type conservatory.
- 1.2 To the west of the site 'Denmark' is set further back from the road and has a blank flank wall facing the site with a large rear conservatory which includes blank panels to the eastern side.

2 Planning History

None relevant.

3 Proposal

Proposed two storey side / rear extension with internal alterations.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeologist

Raise no archaeological issues.

Development Engineer - Highways

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 (Support)

Summary:

Neighbour at 'Denmark':

No objections whatsoever. The changes would enhance an otherwise plain building and add to the general look of the area.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Car parking

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposal is for a very substantial addition to the existing semi-detached house which would lead to an approximate doubling of the floorspace of the house from approx 99.27sqm (internal floorspace) to 192.87sqm. This is a larger floorspace increase than would normally be considered appropriate, however each proposal is treated on its merits and the impact of this scale of extension is considered below. The internal floorspace increase is less than the 100sqm threshold for CIL liability to be triggered.

7.4 The extension would be set approximately 5.5m back from the front wall of the original cottage. The pair of cottages will therefore continue to retain a strong element of symmetry when viewed from Northwood Lane. The width of the extension would be approximately the same as the existing dwelling, however the set back when combined with the design elements of a reduced ridge line and hipped design are considered to result in the addition being perceived as a subservient element when

viewed from the road.

- 7.5 The proposal would result in a deep and bulky elevation when viewed from the west. This view is however very restricted. The depth of the new built form would not be readily appreciated from public vantage points. The set back nature of Denmark in comparison to the application property would help to reduce the perceived mass and bulk of the addition from the nearest property to the west. The extension would be set off the eastern boundary and has a hipped roof design.
- 7.6 Overall, notwithstanding the size of the extension, it is considered that its impact on the wider character and appearance of the area would be limited and acceptable.

(iii) Impact upon residential amenity

- 7.7 The main impact from the development would be to Denmark to the west and No.2 Battens Cottages to the east.
- 7.8 As stated above Denmark is set back in relation to the application property with a blank flank wall and a rear conservatory with panels facing the application site. The proposed extension would have two first floor windows facing west, these would serve a bathroom and an en suite and a condition to ensure obscure glazing is recommended. The occupants of Denmark have written in support of the application. It is considered that subject to conditions relating to obscure glazing that planning permission can be recommended.
- 7.9 The attached cottage No.2 to the east has a flat roofed rear extension adjacent to the boundary and the new addition would have a very limited impact on the ground floor of No.2. At first floor level the extension would be set off the common boundary by approximately 2.4m. There are no windows facing east in the proposed extension and therefore direct overlooking would be avoided. There would be an impact on the first floor window in the rear elevation of No.2 as a result of the mass and bulk of the first floor element. This would reduce afternoon light to the rear first floor room served by this window. No objections have been raised by the occupants of No.2 and on balance and given the set off of the extension and the design with the roof sloping away from the neighbour it is not considered that any impact would be sufficient to warrant a refusal of planning permission.

(iv) Car parking

- 7.10 The proposal would result in an increase in the number of bedrooms at the property from 3 to 4. Under the Councils residential parking standards this would require the provision of 3 parking spaces to serve the dwelling. The set back of the side extension allows for the retention of frontage car parking for 3 cars.

8 Conclusion

- 8.1 In conclusion, the proposals whilst large are considered to have a limited and acceptable impact on the character and appearance of the area. Whilst there are some impacts on neighbours these are considered to be limited and acceptable. Car parking requirements can also be met. Planning permission can therefore be recommended.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01223

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Construction of the extension hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 The windows at 1st floor level in the west facing elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Site Plan Drawing Number 01

Block Plan and existing floor/roof plans Drawing Number 02

Proposed floor and roof plans Drawing Number 04

Proposed elevations and section Drawing Number 05

Reason: - To ensure provision of a satisfactory development.